



**Boyne Park
Tunbridge Wells
Kent
TN4 8ET**

Offers in Excess of £335,000

bettermove

Boyne Park

Tunbridge Wells

Bettermove are proud to present this 2 bedroom flat in Tunbridge Wells, available with no forward chain.

The property benefits from gas central heating throughout and has off street parking available via an allocated parking space. The council tax band is C.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

This is a leasehold property with 980 years remaining on the lease; the ground rent is £1 per annum and the service charge is £280.51 per month.

The interior of this property comprises a spacious living/ dining room, the fitted kitchen, two bedrooms and the bathroom on the first floor of the building.

Located in the popular town of Tunbridge Wells, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Tunbridge Wells Train Station, the A26 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Boyne Park, Tunbridge Wells

Approximate Gross Internal Area = 80.2 sq m / 863 sq ft
(Excluding Eaves Storage)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	75
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	53	75
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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